

ADEQ Meeting Minutes

Arizona Department
of Environmental Quality



Central and Camelback Water Quality Assurance Revolving Fund (WQARF) Site Community Advisory Board Meeting

Monday March 26, 2007

6:00 p.m.

Arizona Department of Environmental Quality, Room 145
1110 W. Washington, Phoenix

DRAFT MINUTES

Ref: PIOU #07-143

CAB members present: Frank Connell, Peter Zorbas, Pam Perry, Carm Moehle, Stan Watts, Esther Porter; John Kohl

CAB members absent: Allene Pierce Avey, and Lynn Morrow

ADEQ staff in attendance: Jennifer Edwards, Project Manager; Wendy Flood, Community Involvement Coordinator and Joey Pace, Hydrologist

Members of the public present: Rich Petrus, HydroGeo Chem; Megan Sheldon, Brown and Caldwell; Richard Brose and Goreg Dozen, Four Corners environmental; Jim Homan and Jerry Zaddack, ZVA; Frank Mendola; Joe Helm, Brophy Prep.; Reid Butler, Butler Housing Company.

The following matters were discussed, considered, or decided at the meeting:

1. Welcome and Introductions-

Mr. Connell welcomed all attendees and introductions were done for CAB members.

2. Acceptance or Changes to December 13, 2006 meeting minutes –

Mr. Stan Watts moved and Mr. John Kohl seconded to accept the minutes as written. The CAB voted to approve the minutes.

3. Operations and Maintenance and Well Drilling Update –

Mrs. Jennifer Edwards handed out a PowerPoint presentation to all in attendance. Mrs. Edwards went over developments since the last meeting. Two wells were drilled as part of the remedial investigation (RI). The electrical box was also moved for SRP. Mrs. Edwards stated that the treatment plant is still discharging into the COP sewer system and is waiting for SRP to reconnect the pipeline. Until the pipeline is reconnected Light Rail is paying for the discharge into the COP sewer system.

Mrs. Edwards presented a chart of the wells that have been acquired or drilled for the site. The prospective purchaser agreements have been submitted and the purchaser plans to close on April 30th. A brochure is available for those that wanted more information on that process.

Mrs. Edwards continued stating that for the 4th quarter, the amount of VOC and PCE removed was 9.21 lbs and 8.38 lbs respectively. The plant has treated 9,137, 470 gallons of contamination and a summary of the contaminate concentration in water coming into the system was presented.

Mrs. Edwards continued that once the SVE treatment system is complete the site will move into the ERA phase. A few more permits are needed to complete the process. Access has been granted and a map was presented of the system and its location. A notice to potential responsible parties is still in process and more wells are planned for installation.

Mrs. Edwards concluded by informing the CAB that the permits should be received within 90 days and then installation of the SVE shall begin.

Mr. Watts asked if a toxicology or risk assessment is done as part of the RI report. Mrs. Edwards said that those aspects are included in the report and the land and water use study.

4. Update on Future Development-

Mr. Connell updated the CAB on information regarding the development at the corner. Mr. Connell contacted the City of Phoenix regarding an upcoming hearing regarding zoning variances. The CAB was not a noticed party but has now been added to the city's mailing list for contact regarding this site as it concerns environmental issues.

Mr. Watts stated that a hearing was in January and all zoning variances are still under consideration. Mrs. Edwards stated that the department knows the property is up for sale sold and that the new owners are interested in seeing the site developed. The department will continue as is until there are final plans for the property. The site has been deemed a WQARF site and has to be cleaned up. Mrs. Edwards told the CAB there can be no prevention of cleanup, regardless of the development proposed.

5. Voting on CAB Applications-

Mr. Frank Mendola was present as a new applicant. He informed the CAB of his background and desire for CAB membership. No questions were asked. The vote on his application was deferred to later in the meeting.

6. CAB Charter Discussion -

Ms. Flood summarized the change proposed to the charter, Section IV, letter A. There was also an address change needed for the ADEQ building. Ms. Perry moved and Mr. Watts seconded the motion for the change, and it was passed.

7. Discussion and Voting on CAB Co-Chairs –

Mr. Zorbas moved to have the current co-chairs continue serving. It was seconded by Ms. Perry and passed.

8. *Call to the Public -

Mr. Connell asked Mrs. Flood to summarize the CAB Co-Chair retreat. A brief description was given to the members, and she offered to have it has an agenda item at the next meeting for more discussion. Mr. Connell was impressed with the communication and follow-up regarding the retreat.

Mr. Reid Butler introduced himself as a purchaser of the site. He stated that the zoning stipulations were modified by the city and the variances are still in process. Due to underground parking, he is looking at soil remediation. The right timing of the project is necessary in regard to the environmental work, because of the planned opening of the light rail in 2008 and a possible hotel moving onto the site. Mr. Reed introduced his consultants from Four Corners and stated soil sampling will happen over the next few days. Mr. Reed stated he will work with the staff on the environmental aspects.

Mr. Watts asked if the consultant will be sharing information. Mr. Reed stated they will share 100%.

9. Next Meeting Date and Agenda Discussion -

The CAB decided to have the next meeting on June 21, 2007 at ADEQ at 6:00 p.m.
Mr. Connell excused the public and Mr. Frank Mendola for the purpose of voting.

Ms. Perry moved to accept Mr. Mendola's membership application. Mr. Khol seconded, and the motion passed.

10. Adjournment -

Meeting adjourned.